063.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	816,300 /	816,300
					USE VALUE:	816,300 /	816,300
					ASSESSED:	816,300 /	816,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		PRESCOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILKE MARK & SHARON
Owner 2:	
Owner 3:	
Street 1:	22 PRESCOTT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1894, having primarily Clapboard Exterior and 2188 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5502.000	406,800		409,500	816,300
Total Card	0.126	406,800		409,500	816,300
Total Parcel	0.126	406,800		409,500	816,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.17 /Parcel: 373.17

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41056

GIS Ref

GIS Ref

Insp Date 10/04/18

!5526!

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	406,800	0	5,502.	409,500	816,300		Year end	12/23/2021
2021	104	FV	387,800	0	5,502.	409,500	797,300		Year End Roll	12/10/2020
2020	104	FV	387,900	0	5,502.	409,500	797,400	797,400	Year End Roll	12/18/2019
2019	104	FV	314,200	0	5,502.	409,500	723,700	723,700	Year End Roll	1/3/2019
2018	104	FV	314,200	0	5,502.	275,000	589,200	589,200	Year End Roll	12/20/2017
2017	104	FV	294,800	0	5,502.	263,300	558,100	558,100	Year End Roll	1/3/2017
2016	104	FV	294,800	0	5,502.	239,900	534,700	534,700	Year End	1/4/2016
2015	104	FV	246,500	0	5,502.	193,100	439,600	439,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:20:42

LAST REV

Date	Time
10/05/18	09:05:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5526

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16612-435		12/1/1985		10,000	No	No		A

USER DEFINED

Prior Id # 1:	41056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
2/23/2009	Meas/Inspect	163	PATRIOT
4/18/2000	Inspected	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5502		Sq. Ft.	Site		0	70.	1.06	11									409,542						409,500	

Total AC/HA:	0.12631	Total SF/SM:	5502	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	409,542	Spl Credit		Total:	409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1894	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13000000
Const Adj.:	0.99000001
Adj $ / SQ:	190.179
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589611
Depreciation:	182779
Depreciated Total:	406831

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

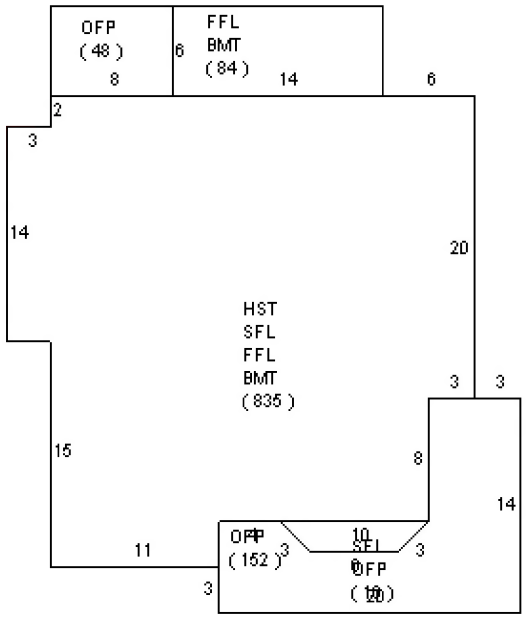
No Unit	RMS	BRS	FL
1	6	4	
1	4	1	
Totals			
2	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	190.18
Special Features:	0	Val/Su Net:	122.42
Final Total:	406800	Val/Su SzAd	185.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	919	57.050	52,432
FFL	First Floor	919	190.180	174,775
SFL	Second Floor	851	190.180	161,842
HST	Half Story	418	190.180	79,400
OFP	Open Porch	216	23.900	5,162

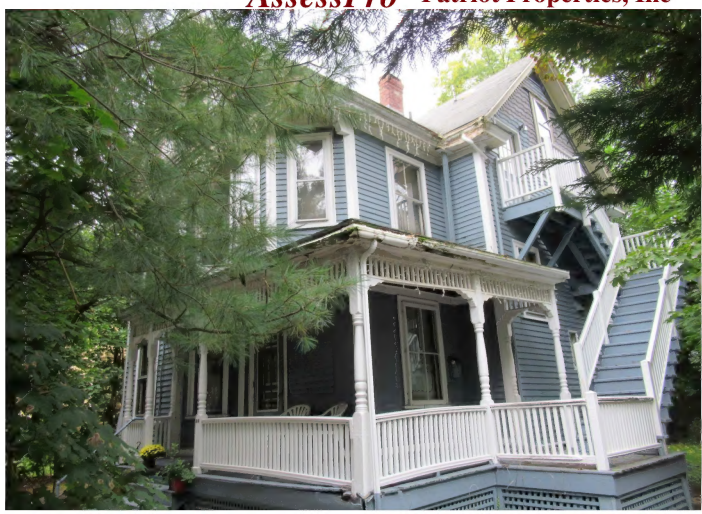
Net Sketched Area:	3,323			Total:	473,611
Size Ad	2187.5	Gross Area	3740	FinArea	2188

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

063.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	